

AMENDING OFFICIAL ZONING MAP

**NORTHWEST SIDE OF MARTIN AVENUE BETWEEN VOSS AVENUE AND
HOLLAND ROAD**

**BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF
GREENSBORO:**

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-12 Residential Single Family to Conditional District – RS-7 Residential Single Family (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the northwest right-of-way line of Martin Avenue, said point being the southeast corner of Wayne Rodgers as recorded in Deed Book 3776, Page 66 in the Office of the Guilford County Register of Deeds; thence N05°07'40"E 1,152.86 feet to a point; thence S86°00'29"E 287.81 feet to a point in the western right-of-way line of Way Street; thence S00°51'39"E 168.36 feet to a point; thence S00°56'21"E 165.56 feet to a point; thence S12°06'30"E 394.10 feet to a point in the northwest right-of-way line of Martin Avenue; thence along said right-of-way line the following five courses and distances: 1) S64°21'08"W 139.91 feet; 2) S62°04'48"W 112.16 feet; 3) S50°11'34"W 89.27 feet; 4) S40°32'47"W 57.83 feet; 5) S36°54'25"W 244.28 feet to the point and place of BEGINNING.

Section 2. That the rezoning of RS-12 Residential Single Family to Conditional District – RS-7 Residential Single Family is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: Residential single family dwellings.
- 2) A maximum of twenty-five (25) lots.
- 3) Flag lots shall not be permitted.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on April 21, 2006.